127.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,300 / 832,300
					USE VALUE:	832,300 / 832,300
					ASSESSED:	832,300 / 832,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABBOTT GRETA S
Owner 2:	
Owner 3:	
Street 1:	20 CRESTON WAY
Street 2:	
Twn/City:	PROVIDENCE
St/Prov:	RI Cntry: Own Occ: N
Postal:	02906 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Asbestos Exterior and 2013 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6979.000	391,700		440,600	832,300
Total Card	0.160	391,700		440,600	832,300
Total Parcel	0.160	391,700		440,600	832,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.46 | /Parcel: 413.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82519
GIS Ref
GIS Ref
Insp Date 08/01/18

!9906!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	391,700	0	6,979.	440,600	832,300		Year end	12/23/2021
2021	104	FV	373,400	0	6,979.	440,600	814,000		Year End Roll	12/10/2020
2020	104	FV	373,700	0	6,979.	440,600	814,300	814,300	Year End Roll	12/18/2019
2019	104	FV	305,500	0	6,979.	440,600	746,100	746,100	Year End Roll	1/3/2019
2018	104	FV	295,100	0	6,979.	390,200	685,300	685,300	Year End Roll	12/20/2017
2017	104	FV	276,500	0	6,979.	327,300	603,800	603,800	Year End Roll	1/3/2017
2016	104	FV	276,500	0	6,979.	327,300	603,800	603,800	Year End	1/4/2016
2015	104	FV	229,800	0	6,979.	283,200	513,000	513,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:47:08

LAST REV

Date	Time
04/14/20	14:16:32
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19331-483		9/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2020	Mail Update	JO	Jenny O
8/1/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
10/24/2008	Meas/Inspect	163	PATRIOT
1/19/2000	Inspected	264	PATRIOT
11/30/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6979		Sq. Ft.	Site		0	70.	0.90	8									440,561						440,600	

Total AC/HA:	0.16022	Total SF/SM:	6979	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	440,561	Spl Credit		Total:	440,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19235539
Const Adj.:	0.94990498
Adj $ / SQ:	192.546
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567610
Depreciation:	175959
Depreciated Total:	391651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

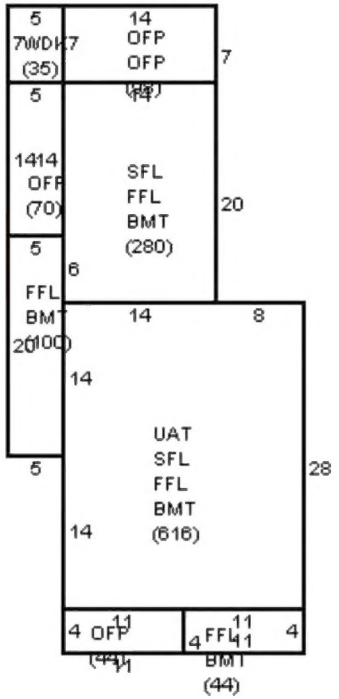
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.55
Special Features:	0	Val/Su Net:	112.72
Final Total:	391700	Val/Su SzAd	202.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	57.760	60,074
FFL	First Floor	1,040	192.550	200,248
SFL	Second Floor	896	192.550	172,521
OFP	Open Porch	310	20.730	6,426
UAT	Upper Attic	154	105.900	16,309
WDK	Deck	35	15.200	532

Net Sketched Area:	3,475			Total:	456,110
Size Ad	1936	Gross Area	3937	FinArea	2013

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

127.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc